006.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,289,200	/	1,289,200
USE VALUE:	1,289,200	/	1,289,200
ASSESSED:	1,289,200	/	1,289,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONE JOSEPH & ANGELA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	11 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEONE JOSEPH & ANGELA -
Owner 2:	-
Street 1:	11 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1919, having primarily Stucco Exterior and 5632 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	7724.000	762,900	4,900	521,400	1,289,200
Total Card	0.177	762,900	4,900	521,400	1,289,200
Total Parcel	0.177	762,900	4,900	521,400	1,289,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 228.91 | /Parcel: 228.91

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 5176

GIS Ref

GIS Ref

Insp Date 05/19/09

!550!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	762,900	4900	7,724.	521,400	1,289,200		Year end	12/23/2021
2021	105	FV	726,700	4900	7,724.	521,400	1,253,000		Year End Roll	12/10/2020
2020	105	FV	726,700	4900	7,724.	521,400	1,253,000	1,253,000	Year End Roll	12/18/2019
2019	105	FV	595,200	4900	7,724.	554,000	1,154,100	1,154,100	Year End Roll	1/3/2019
2018	105	FV	595,200	4900	7,724.	404,100	1,004,200	1,004,200	Year End Roll	12/20/2017
2017	105	FV	556,200	4900	7,724.	351,900	913,000	913,000	Year End Roll	1/3/2017
2016	105	FV	556,200	4900	7,724.	299,800	860,900	860,900	Year End	1/4/2016
2015	105	FV	492,100	4900	7,724.	293,300	790,300	790,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:40:14

LAST REV

Date	Time
08/25/16	08:51:13
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 550

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONE JOSEPH &	58035-282		12/7/2011	Convenience	1	No	No		
LEONE JOSEPH &	48741-244		12/28/2006	Family	1	No	No		
	9998-176		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2015	1138	Re-Roof	26,800		8/18/2015			Strip and reroof.
9/19/2011	1138	Manual	9,000					INSTALL A/C SYSTEM

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	Permit Insp	PC	PHIL C
5/3/2012	Info Fm Prmt	BR	B Rossignol
5/19/2009	Info At Door	189	PATRIOT
5/15/2000	Meas/Inspect	264	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7724		Sq. Ft.	Site		0	80.	0.84	1									521,376						521,400	

Total AC/HA:	0.17732	Total SF/SM:	7724	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	521,376	Spl Credit		Total:	521,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	33
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.83643460
Const Adj.:	0.99989998
Adj $ / SQ:	150.543
Other Features:	148651
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1105664
Depreciation:	342756
Depreciated Total:	762908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

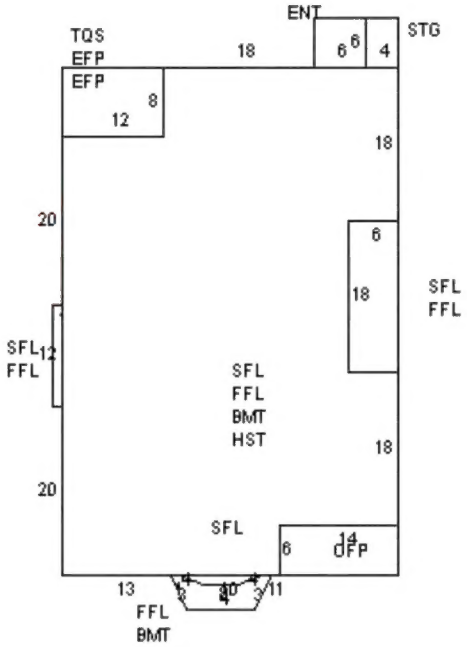
No Unit	RMS	BRS	FL
2	6	3	
1	4	2	
Totals			
3	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.54
Special Features:	0	Val/Su Net:	94.03
Final Total:	762900	Val/Su SzAd	135.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,265	150.540	340,980
SFL	Second Floor	2,239	150.540	337,066
BMT	Basement	2,145	45.160	96,875
HST	Half Story	1,056	150.540	158,974
EFP	Enclos Porch	192	41.400	7,949
OFP	Open Porch	84	36.140	3,036
TQS	3/4 Story	72	150.540	10,839
ENT	ENTRY	36	26.400	950
	Net Sketched Area:	8,113	Total:	957,013
Size Ad	5632	Gross Area	9193	FinArea 5632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

006.0-0001-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1950	21.58	T	40	105			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900